027.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,800 / 834,800
					USE VALUE:	834,800 / 834,800
					ASSESSED:	834,800 / 834,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-86	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY PATRICK J & KATHLEEN
Owner 2:	TRS/ MAHONEY FAMILY TRUST
Owner 3:	
Street 1:	86 WILLOW BROOK RD
Street 2:	
Twn/City:	WOODSTOCK
St/Prov:	VT Cntry: Own Occ: N
Postal:	05091 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY PATRICK J--ETAL -
Owner 2:	MAHONEY KATHLEEN A -
Street 1:	13 GERMANTOWN ROAD
Twn/City:	DERRY
St/Prov:	NH Cntry:
Postal:	03038

NARRATIVE DESCRIPTION

This parcel contains 4,472 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2691 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4472.000	435,800		399,000	834,800
Total Card	0.103	435,800		399,000	834,800
Total Parcel	0.103	435,800		399,000	834,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.22 | /Parcel: 310.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 18607

GIS Ref

GIS Ref

Insp Date 11/07/18

!2262!

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,000	0	4,472.	399,000	835,000	835,000	Year End Roll	12/18/2019
2019	104	FV	340,100	0	4,472.	423,900	764,000	764,000	Year End Roll	1/3/2019
2018	104	FV	340,100	0	4,472.	309,200	649,300	649,300	Year End Roll	12/20/2017
2017	104	FV	319,200	0	4,472.	269,300	588,500	588,500	Year End Roll	1/3/2017
2016	104	FV	319,200	0	4,472.	229,400	548,600	548,600	Year End	1/4/2016
2015	104	FV	284,800	0	4,472.	224,400	509,200	509,200	Year End Roll	12/11/2014
2014	104	FV	284,800	0	4,472.	184,500	469,300	469,300	Year End Roll	12/16/2013
2013	104	FV	296,200	0	4,472.	175,600	471,800	471,800		12/13/2012

PRINT

Date	Time
12/10/20	17:42:59

LAST REV

Date	Time
01/15/20	15:51:06
jorourke	
2262	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY PATRICK	65318-150		5/5/2015	Convenience	1	No	No		
	17793-7		1/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	18607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1339	New Wind	2,141	C				
3/2/2016	214	Heat App	14,000					HVAC
6/24/2013	920	Re-Roof	7,340					
7/27/2007	630	Porch	3,500					replace lower porc
5/8/1997	232	Manual	2,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	Mail Update	JO	Jenny O
11/7/2018	MEAS&NOTICE	HS	Hanne S
7/30/2018	Mail Update	MM	Mary M
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
4/21/2009	Measured	372	PATRIOT
4/29/2000	Inspected	264	PATRIOT
10/1/1999	Measured	267	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4472		Sq. Ft.	Site		0	80.	1.12	1			Med. Tr	-10					398,996						399,000	

Total AC/HA: 0.10266 | Total SF/SM: 4472 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 398,996 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08896315
Const Adj.:	0.97757620
Adj $ / SQ:	180.973
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664787
Depreciation:	229019
Depreciated Total:	435768

COMMENTS

UAT IS UNHEATED, LOC=CLEANERS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

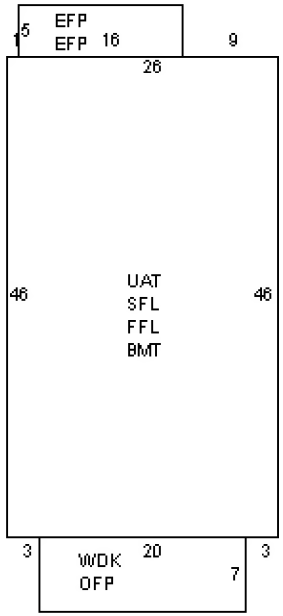
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.97
Special Features:	0	Val/Su Net:	100.72
Final Total:	435800	Val/Su SzAd	182.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	54.290	64,933
FFL	First Floor	1,196	180.970	216,443
SFL	Second Floor	1,196	180.970	216,443
UAT	Upper Attic	299	126.680	37,878
EFP	Enclos Porch	160	43.250	6,920
OFP	Open Porch	140	27.650	3,871
WDK	Deck	140	12.850	1,799
	Net Sketched Area:	4,327	Total:	548,287
Size Ad	2392	Gross Are	5224	FinArea 2691

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

027.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: